



Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Amend Prior Board Action of April 24, 2009 (Item M-1), Issuance of Master Lease to
U.S. Federal Aviation Administration (FAA) at Hilo International Airport HAWAII

BACKGROUND:

At its meeting of April 24, 2009 (Item M-1), the Board of Land and Natural Resources approved the issuance of a long-term Master Lease for various FAA facilities at Hilo International Airport. This Master Lease will replace current individual leases for each existing FAA facility at Hilo International Airport. Since that time an Airport Improvement Program to construct a Hold Cargo Building required the relocation of the FAA Stand Alone Weather System (SAWS). This requirement will result in relocation of the SAWS from space number 004-136 containing 40,000 square feet to a new location, space number 004-137 containing a land area of approximately 2,500 square feet. Additional weather instruments, F-420 and ASOS will not be relocated with the SAWS to the new location resulting in a reduction in the land area.

RECOMMENDATION:

That the Board Amend Its Prior Action of April 24, 2009, under Agenda Item M-1 to replace the following:

- A. Under List of Facilities, Number 7, delete "Exhibit A, F-420, SAWS, and ASOS, State Dwg 004-136, Plat 31 dated 10/05"
- B. Replace with "Exhibit A, State Dwg. 004-137 Plat 31, dated August 2009."

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "B. Morioka", is written over a horizontal line.

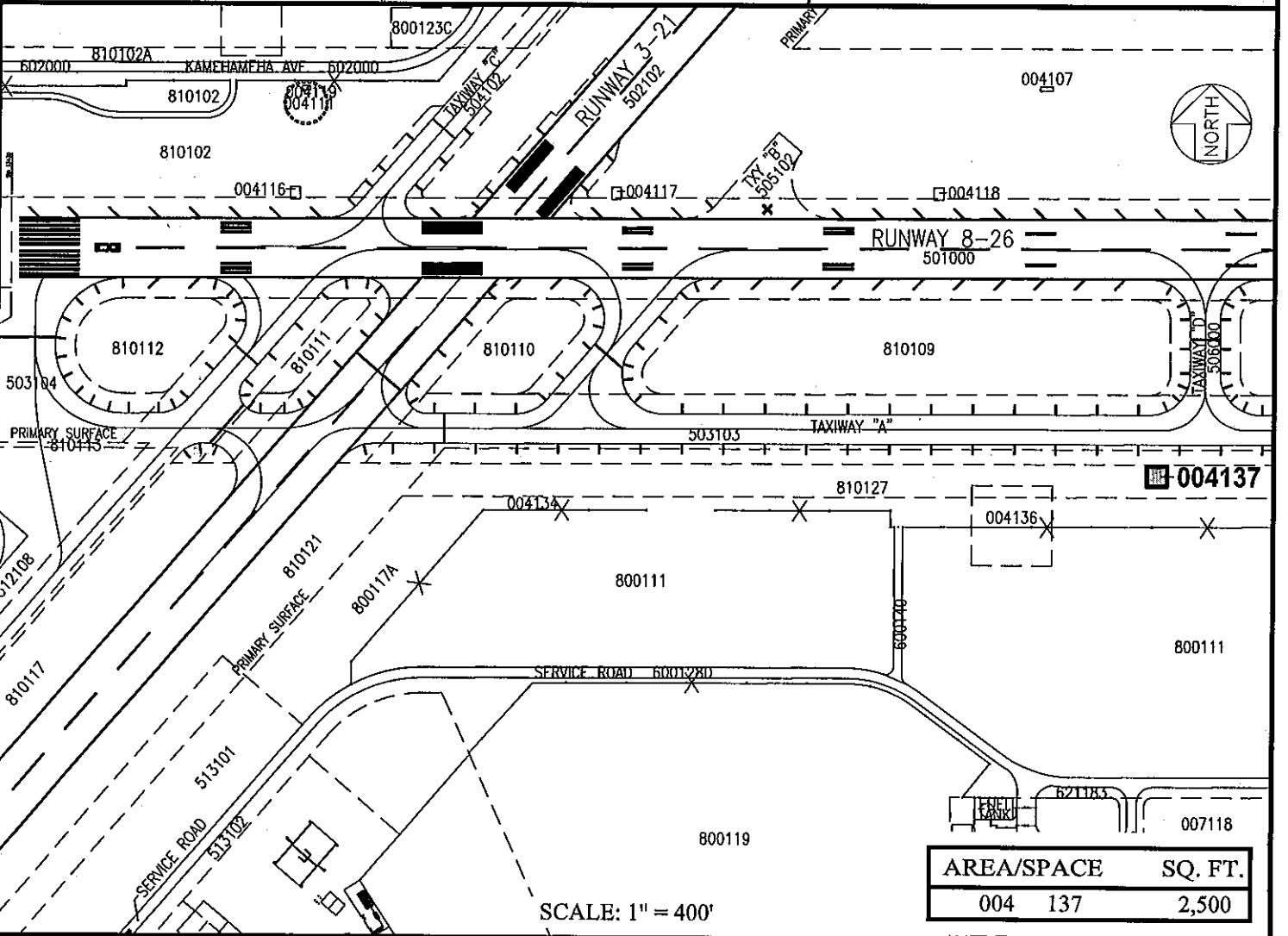
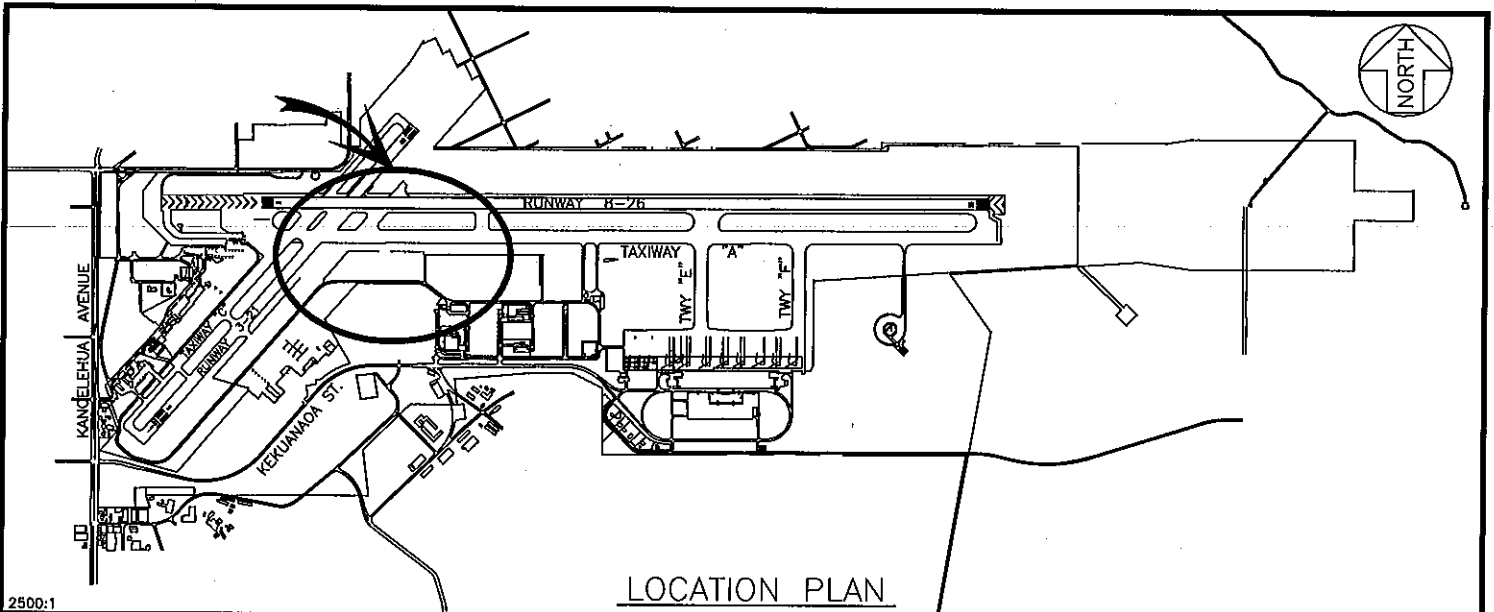
BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL

A handwritten signature in black ink, appearing to be "Laura H. Thielen", is written over a horizontal line.

LAURA H. THIELEN
Chairperson and Member

ITEM M-1



AMENDMENT TO MASTER LEASE DOTAA-09-0074

DATE : AUGUST 2009

EXHIBIT: A



Airports Division

U.S. FEDERAL AVIATION
ADMINISTRATION

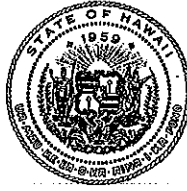
SAWS

004137

PLAT 31

HILO INTERNATIONAL AIRPORT

N:\AIRPORTS\ITO_HILO\CAD\PM\ITO_004137-01.DWG



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

April 24, 2009

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF MASTER LEASE
FAA AGREEMENT NO. DTFWP-09-L-00015
UNITED STATES OF AMERICA (USA)
FEDERAL AVIATION ADMINISTRATION (FAA)
HILO INTERNATIONAL AIRPORT

HAWAII

PURPOSE:

To issue a long-term Master Lease for various FAA facilities at Hilo International Airport. This will replace the current individual leases for each existing FAA facility at Hilo International Airport.

APPLICANT:

United States of America (USA) by its Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended

LOCATION AND AREA:

Premises as shown on the attached List of Facilities.

All situated at Hilo International Airport, Island of Hawaii, identified by Tax Map Key: 3rd Division-2-1-12: Portion of 9

ZONING:

State Land Use District:
County of Hawaii:

Urban
Industrial (ML20)

LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act – Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ☐ No ☒

CURRENT USE STATUS:

Airport and aeronautical uses

CHARACTER OF USE:

Navigational aid facilities

TERM OF LEASE:

Commencing October 1, 2009, and terminating on September 30, 2029

ANNUAL LEASE RENT:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

This will have no significant or minimum effect on the environment and is, therefore, exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on exemption Class #1 on the exemption list for Department of Transportation dated May 22, 2001, which states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

REMARKS:

The FAA is requesting the issuance of a Master Lease, FAA Agreement No. DTFWP-09-L-00015 providing for the operation, and maintenance of FAA navigation, communication and weather aid systems to support air traffic operations at Hilo International Airport. This Master Lease will serve as the replacement lease for 11 facilities currently covered by individual lease documents previously authorized by the Land Board and issued to the FAA. A list of the 11 facilities and the current lease numbers to be replaced is attached. The FAA can terminate the Agreement in whole or

part at anytime by giving at least sixty (60) days notice in writing via certified or registered mail.

The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objections in giving the FAA this lease.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a Master Lease to the FAA as hereinabove outlined and subject to the following:

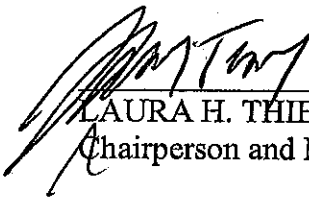
1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member

Dated October 1, 2009

List of Facilities

MASTER LEASE
FAA No. DTFAWP-09-L-00015
State of Hawaii No. _____

HILO INTERNATIONAL AIRPORT

<u>Number</u>	<u>Facility</u>	<u>R/W Number</u>	<u>GSA Control Number</u>	<u>Comments</u>
1	Airport Surveillance Radar - 8 (ASR-8) and Moving Target Indicator (MTI) #1 and #2	N/A	15308	Also see "Revised Exhibit A, Description ASR-8" and "Exhibit B, Land Requirement ASR-8 Site, Transformer Plot and Electrical Easements 1 and 2, FAA Dwg. PC-C-2404-1, dated 8/29/80 and Land Requirement, ASR-8 MTI Plots 1 and 2, FAA Dwg. PC-B-2400-15, dated 12-12-79". [former State Lease No. DOT-A-79-9 or FAA No. DOT-FA79PC-2927]
2	Airport Surveillance Radar - 11 (ASR-11)	N/A	15308	Also see "Exhibit A, Description Radar Site, Construction Easement, Easement A for Fiber Optic Purposes, Easement B for Access and Utility Purposes"; "Exhibit B, Radar Site, Construction Easement, and Easements A and B, Imata Surveyor Dwg. dated 7/7/04"; "Exhibit C, Plot Plan for FAA ASR-11, Imata Surveyor Dwg. dated 7/15/04"; and "Exhibit D, State of Hawaii Dwg. 004-137 Plat 43, dated 4/05" [former State Lease No. DOT-A-05-0020 or FAA No. DTFAWP-03-L-22160]
3	Instrument Landing System (ILS) and Middle Marker (MM)	8-26	15321	Also see "Exhibit A, FAA ILS, State Dwg. dated 6/27/69"; "Exhibit B, Weather Bureau Weather Facilities, State Dwg. dated 6/27/69"; and "Exhibit C, Description Glide Slope Site, Middle Marker Site, Weather Bureau Wind Mast and Hygrothermometer Plot" [former State Lease No. DOT-A-99-6 or FAA No. DTFA08-99-L-19700]
4	Medium Intensity Approach Lighting System and Runway Alignment Indicator Lights (MALSR) with Threshold Lights	8-26	15330	Also see "Exhibit A, Property Description MALSR and RAIL"; "Exhibit B, Land Requirement MALSR with RAIL, FAA Dwg. PC-B-2176-1, dated 7/10/79"; "Exhibit C, Amendment No. 1 Description for MALSR Retrofit with Threshold Lights"; and "Exhibit D, Land Requirement MALSR, dated 10/11/84" [former State Lease No. DOT-A-79-16 or FAA No. DOT-FA79PC-2925]

5	Omnidirectional Approach Lighting System (ODALS)	8	15333	Also see "Exhibit A, Runway 08 - ODALS Lease Description"; "Exhibit B, Land Requirement Rwy 8 - ODALS, FAA Dwg. WP-C-302-40847-1A, dated 2/7/83"; and "Exhibit B-1, ODALS Rwy 08, State Dwg. Plat 30, dated 5/03" [former State Lease No. DOT-A-03-0011 or FAA No. DTFA08-03-L-22178]
6	Remote Transmitter Receiver (RTR)	N/A	15301	Also see "Exhibit A, RTR, RCO, and LCOT Land Lease Description" and "Exhibit A, Lot Remote Transmitter Site, State Dwg. 001 122 Plat 30, dated 4/86" [former State Lease No. DOT-A-96-0026 or FAA No. DTFA08-96-L-15072]
7	Stand Alone Weather Sensors (SAWS)	N/A	15311	Also see "Exhibit A, F-420, SAWS, and ASOS, State Dwg. 004-136 Plat 31, dated 10/05" and "Exhibit B, SAWS and F-420 Lease Description, FAA Dwg. ITO-D-SAWS-A001, dated 11/30/04" [former State Lease No. DOT-A-05-0021 or FAA No. DTFA08-03-L-22927]
8	Visual Approach Slope Indicator (VASI) and Runway End Identifier Lights (REIL)	3	15324	Also see "Exhibit A, Property Description VASI and REIL Rwy 3"; "Exhibit B, Land Requirement, VASI and REIL Rwy 3, FAA Dwg. PC-B-2338, dated 11/5/77"; and "Exhibit B-1, Lot Airfield Area, State Dwg. 004-125 Plats B1,40, dated 5/03" [former State Lease No. DOT-A-03-0012 or FAA No. DTFA08-03-L-22177]
9	Visual Approach Slope Indicator (VASI)	8	15323	Also see "Exhibit A, Property Description VASI Rwy 8"; "Exhibit B, Land Requirements VASI R/W 8, FAA Dwg. PC-B-2307, dated 5/7/75"; and "Exhibit B-1, VASI System Runway 8, State Dwg. 004-116 Plat 31, dated 12/04" [former State Lease No. DOT-A-05-0023 or FAA No. DTFAWP-05-L-00004]
10	Visual Approach Slope Indicator (VASI)	26	15322	Also see "Exhibit A, VASI System Description" and "Exhibit B, VASI System Land Requirements, FAA Dwg." [former State Lease No. DOT-A-68-23 or FAA No. FA69PC-540]
11	Precision Approach Path Indicator (PAPI)	26	15322	Also see "Exhibit C-1, Lease Description for PAPI Rwy 26"; "Exhibit C-2, FAA Dwg. dated 9/19/05"; "Exhibit D, Runway 26 PAPI Installation PAPI Site Plan, FAA Dwg. ITO-D-PAPI-26-CO2"; and "Exhibit E, PAPI Runway 26, State Dwg. 004-115 Plat 33, dated 11/05" [former State Lease No. DOT-A-98-0008 or FAA No. DTFA08-98-L-18123]